



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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LLOYD W. PELLMAN
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April 1, 2003

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Syn. No. 26
11/26/02

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONDITIONAL USE PERMIT NUMBER 00-25-(2)
SECOND SUPERVISORIAL DISTRICT / THREE-VOTE MATTER**

Your Board previously conducted a hearing regarding the above-referenced permit which proposes the construction, operation and maintenance of a group home for children in the East Compton Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit and instructed us to prepare the appropriate findings and conditions. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

LLOYD W. PELLMAN
County Counsel

By *Richard D. Weiss*
RICHARD D. WEISS
Principal Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

Lloyd W. Pellman
LLOYD W. PELLMAN
County Counsel

RDW/
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 00-25-(2)**

1. The applicant is requesting a conditional use permit to authorize the construction, operation, and maintenance of a group home for children. The project will consist of one short-term residential group home to accommodate a maximum of 18 youths and five residential group homes to accommodate 6 youths each, for a total of 30 youths.
2. The applicant, Girls and Boys Town, formerly called Father Flanagan's Boys' Home, has been operating for the past 85 years. The organization is a nonprofit, nonsectarian association that serves and cares for abused, abandoned, and neglected boys and girls.
3. The applicant has provided the following information regarding the proposed group home:
 - a. Youths are typically referred to the Girls and Boys Town by a number of sources, including public agencies, such as the Los Angeles County Department of Children and Family Services, private social service agencies, juvenile court, and probation offices;
 - b. The average age of the youths served is 8 to 17 years old;
 - c. The average length of stay in the short-term residential facility is 30 days. The average length of stay in the group homes is 12 to 18 months;
 - d. When both phases of the project are complete (the short-term residential and the group homes), the maximum number of youths will be 48, and the maximum numbers of employees on the largest shift is expected to be 30;
 - e. The second floor of the short-term group home has been separated into two sections, four bedrooms on each side with the staff room in the middle. This home will most likely be single-sex (all boys or all girls). However, with this floor design, the applicant could operate a co-educational facility in the future, if authorized by the Los Angeles County Department of Social Services and the Los Angeles County Department of Children and Family Services;

- f. The applicant is requesting a capacity of 18 youths for the short-term shelter. The facility would typically house two children per bedroom; under unusual circumstances, a third child could be added to a room;
- g. The applicant is requesting a capacity of six youths for each of the five group homes. The group homes function as a home environment with a married couple living in the home to supervise. In addition, one additional day-shift employee is assigned to each home;
- h. Each of the group homes will be either all boys or all girls; there will be no co-educational group homes;
- i. Youths at both the short-term and the residential group homes are not permitted to own or operate automobiles during their stay;
- j. Outside activities are expected to include general recreation activities such as basketball, jump rope, and picnics. These events could take place daily, during daylight hours only. Twenty to twenty-five participants could be outside at any one time;
- k. Inside activities are expected to include one-on-one and group counseling, classroom teaching, and recreation (television, games, etc.). In addition, each youth in the home has assigned chores, both of an individual nature (making one's bed, cleaning one's room) as well as more collective assignments (cooking meals, cleaning up common areas);
- l. Girls and Boys Town employs qualified teachers to teach the children on-site in a classroom setting. The majority of the youths residing at the facility attend school on-site;
- m. Generally, the youths are not involved in off-site programs, although there are exceptions. A child may continue to attend a local school if it is found to be in his or her best interest. In such case, the child would be transported to and from school by Girls and Boys Town staff. Staff may also transport the youths to doctor's visits. Some recreational programs conducted by staff could include a trip to a local park, museum, or shopping mall. These trips are usually in small groups and are highly supervised, one staff member for every two children; and
- n. The homes will not have a curfew for the children. However, quiet time begins at 9:00 p.m. with "lights out" at 10:00 p.m.

4. The subject property is located at 15116 South Gibson Avenue, Compton, in the East Compton Zoned District No. 36. The subject property is situated on the southeast corner of South Gibson Avenue and East Compton Boulevard.
5. The subject property is a flat, irregularly shaped parcel of 1.85 acres.
6. Zoning on the subject property is M-1-DP (Light Manufacturing, Development Program). The proposed use is not authorized in the M-1-DP zone. Concurrent with this approval, the Board of Supervisors ("Board") has approved Zone Change Case No. 00-25-(2) which will reclassify the property to R-1 (Single-Family Residential). Pursuant to Section 22.20.100 of the Los Angeles County Code, a group home for more than seven children is authorized in the R-1 zone with receipt of a conditional use permit.
7. Surrounding zoning consists of C-3 (Unlimited Commercial) to the north, R-1 to the south, the City of Compton to the east, and C-3 (Unlimited Commercial) and R-1 to the west.
8. The subject property is currently developed with a truck storage yard.
9. Surrounding land uses consist of vacant land to the north, truck storage to the south, the Long Beach Freeway to the east, and commercial uses and single-family residences to the west.
10. The subject property is classified as "Low Density Residential" in the Countywide General Plan. Areas designated Low Density Residential are particularly suitable for single-family detached housing units, including large lot estates and typical suburban tract developments. The intent of this classification is to maintain the character of existing low-density residential neighborhoods and also to provide additional areas to accommodate future market demand. Permitted densities within the Low Density Residential classification are from one to six dwelling units per acre. The subject property, which is 1.85 acres, has a maximum allowable density of 11 dwelling units. The proposed group home is consistent with this land use classification.
11. There is one previous zoning permit case on the subject property, Zone Change and Conditional Use Permit Case No. 90-461. Zone Change No. 90-461 changed the zoning from C-3, R-3 (Multiple-Family Residential) and R-3-P (Multiple-Family Residential, Development Program) to M-1-DP (Light Manufacturing, Development Program) on the subject property. Conditional Use Permit No. 90-461 was a related request for the continuation and expansion of a truck storage yard. Zone Change No. 90-461 and Conditional Use Permit

No. 90-461 were heard concurrently. The conditional use permit was approved in April of 1992 and the zone change was adopted in August of 1992.

12. The applicant's site plan, marked Exhibit "A," page 1 of 3, depicts the 1.85-acre subject property developed with a two-story 10,114-square-foot short-term residential group home located in the center of the property. Five two-story 6,000-square-foot residential group homes are depicted on the subject property; two homes are shown to the south of the short-term home and three homes are shown to the north of the short-term home. Thirty parking spaces are depicted (27 standard, 3 handicapped) adjacent to South Gibson Drive. A 3-foot-high wall topped with 5-foot-high wrought iron fencing is depicted on the front property line. Block walls are depicted on the remaining three property lines. Access to the site is via two driveways from South Gibson Drive to the west.
13. The applicant has provided elevations of the short-term residential group home, marked Exhibit "A," page 2 of 3. The elevations depict the home from the west (the front of the building, as seen from South Gibson Avenue) and the east (the rear of the building, as seen from the Long Beach Freeway), north (as seen from Compton Boulevard), and south. The height of the structure is depicted as approximately 31 feet 3 inches above grade. As a condition of approval of this request, the applicant will be required to submit elevations of the residential group homes prior to their construction.
14. The applicant has provided floor plans for the short-term residential group home, marked Exhibit "A," page 3 of 3. The first floor of the proposed building is 5,771 square feet and includes a kitchen with dining room, a classroom, computer/TV room, and conference rooms and offices. The second floor of the proposed building is 4,313 square feet and includes eight bedrooms, restroom and shower facilities, and a staff room.
15. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project in the areas of flood hazard, water quality, and noise, but prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Board, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared in connection with the proposal.

16. Staff at the Los Angeles County Department of Regional Planning ("Department") received one telephone call regarding this request while it was pending before the Regional Planning Commission. The caller owned a business across the street from the subject property and expressed concern that his establishment could be a target for graffiti from the youths living in the group homes.
17. Staff also received one letter in favor of this request while it was pending before the Regional Planning Commission. The letter was from local residents who are members of the East Rancho Dominguez Joint Blockwatch. They expressed the opinion that the development of the Girls and Boys Town would be a positive addition to the community.
18. Staff also received letters in support of this request from the cities of Paramount and Compton. These cities had originally written letters to the Department in opposition to the request. However, after meeting with project representatives and touring an existing site in Long Beach, the cities withdrew their opposition to the request.
19. The applicant will be required to comply with the zoning standards of the R-1 zone, as set forth in Sections 22.20.110 through 22.20.150 of the Los Angeles County Code.
20. The subject property is in compliance with the height limitations of the R-1 zone. Pursuant to Section 22.20.110 of the Los Angeles County Code, every building or structure in Zone R-1 shall have a maximum height of 35 feet above grade, except for chimneys and rooftop antennas. The applicant has provided elevations of the short-term residential group home that is to be constructed in Phase I of the project. The home is depicted at approximately 31 feet 3 inches above grade. Although the applicant has not submitted elevations of the group homes that are to be constructed in Phase II of the project, the site plan depicts their height as 32 feet above grade. As a condition of approval of this grant, the applicant will be required to submit elevations of the other proposed group homes, with a height not to exceed 32 feet above grade, prior to construction of those buildings.
21. Pursuant to Section 22.20.120 of the Los Angeles County Code, premises in Zone R-1 shall be subject to yard requirements as follows: 1) Each lot or parcel shall have a front yard of not less than 20 feet in depth; 2) Each lot or parcel of land shall have corner side yards of not less than 10 feet on a reversed corner lot or 5 feet on other corner lots; 3) Each lot or parcel of land shall have interior side yards of not less than 5 feet; and 4) Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth. The applicant's site plan depicts the

residential group home located on the west side of the subject property as being the closest structure to the front property line; it is located approximately 55 feet from the front property line. The residential group homes are located closest to the side property lines of the subject property. Side yard setbacks are depicted as 15 feet and 22 feet 9 inches. The residential group home depicted in the northeast corner of the subject property is the closest structure to the rear property line; the rear yard setback is depicted as 12 feet. As a condition of approval of this grant, this rear yard setback will need to be increased to a minimum of 15 feet to be in compliance with the setback standards of the R-1 zone.

22. Section 22.20.120.B of the Los Angeles County Code requires premises in Zone R-1 to comply with the provisions of Chapter 22.48. The applicant's site plan is in compliance with Chapter 22.48, except for Section 22.48.160, which pertains to fence and wall standards. Section 22.48.160.A limits the height of a fence or wall within a required front yard to a height not more than 3 feet 6 inches. The applicant's site plan depicts a 3-foot-high wall topped with a 5-foot-high wrought iron fence, for a total of an 8-foot-high fence, on the front property line. The applicant is willing to reduce this fence to a height of 6 feet (3 feet 6 inches block and 2 feet 5 inches wrought iron) and is requesting a modification to the fencing requirements to allow the 6-foot-high fence. The Board finds the additional 30 inches of fence is required for safety and protection and grants this request for modification.
23. Pursuant to Section 22.20.130 of the Los Angeles County Code, premises in Zone R-1 shall provide parking facilities as required by Part 11 of Chapter 22.52. Section 22.52.1120 states that every group home for children shall have one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use. The applicant will have 15 staff members on the largest shift at the short-term residential group home, and 3 staff members on the largest shift at each one of the residential group homes, for a total of 30 staff members on the largest shift. In addition, the applicant will be providing two vans for the use. Therefore, 32 parking spaces are required. In addition, the Americans with Disabilities Act ("ADA") requires two of these parking spaces to be handicapped accessible, one of which shall be handicapped van accessible. The applicant's site plan depicts 30 parking spaces, including three handicapped accessible, one of which is handicapped van accessible space. The applicant's site plan is deficient by two spaces for the parking requirements for a group home. As a condition of approval of this grant, the applicant will be required to revise the site plan to depict the required 32 parking spaces.

24. The proposed parking lot is located adjacent to the front property lot line. Section 22.52.1060.D of the Los Angeles County Code requires that a solid masonry wall not less than 30 inches nor more than 42 inches in height be established parallel to and not nearer than 5 feet from the front property line. This wall has been provided as referenced in finding No. 22, above.
25. The applicant will be required to comply with the development standards for parking lots as specified in Section 22.52.1060 of the Los Angeles County Code. The applicant's site plan is in compliance with this section except as indicated below. Section 22.52.1060.E of the Los Angeles County Code requires that a minimum of 2 percent of the gross area of the parking lot be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. The applicant's site plan does not provide a landscape table detailing the percentage of the parking lot landscaped. As a condition of approval of this request, the applicant will be required to submit a landscaping table showing at least 2 percent of the parking lot landscaped as required.
26. Pursuant to Section 22.52.930.A of the Los Angeles County Code, only one wall-mounted building identification sign is permitted per principal use in the R-1 zone. The applicant's site plan depicts a monument sign on the northwest corner of the property but does not provide any elevations. The applicant is requesting a modification of the sign requirements to permit the proposed monument sign. Pursuant to Section 22.56.240 of the Los Angeles County Code, the Board finds the proposed sign is appropriate and grants the requested modification. However, as a condition of approval of this grant, the applicant will be required to submit sign elevations.
27. The custodian of the documents constituting the record of proceedings upon which the Board's decision is based in this matter is Karen Simmons. The location of such documents shall be the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California, 90012.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or

valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the Zoning Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Adopts the Mitigated Negative Declaration for the project and certifies that it has reviewed and considered all of the information contained therein;
- 2. Certifies that the Mitigated Negative Declaration has been completed in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, and reflects the independent judgment of the Board;
- 3. Adopts the Mitigation Monitoring Program prepared for the project; and
- 4. Approves Conditional Use Permit No. 00-25-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 00-025-(2)

1. This grant authorizes the use of the subject property for a group home for a maximum of 48 youths, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant; until the conditions of the grant have been recorded as required by condition No. 8, and until all required monies have been paid pursuant to condition Nos. 10, 11, and 12. Further, this grant shall not be effective unless and until the Board of Supervisors has adopted Zone Change 00-25-(2) and an ordinance reflecting such change of zone has become effective.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009, or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of its filing pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If, during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

- 6. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested in writing before the expiration date and must be accompanied with the appropriate fee.
- 7. If any provision of this grant is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
- 8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
- 9. This grant will terminate February 1, 2023. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department. The application shall be a request for a continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
- 10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,000. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 20 annual inspections. Inspections shall be unannounced. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional inspections and for any enforcement

efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to the development parameters set forth in the site plan as required to be revised by these conditions. The amount charged for additional inspections shall be \$150 per inspection, or the current recovery cost, whichever is greater.

11. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.
12. In accordance with the Project Changes/Conditions due to Environmental Evaluation, the permittee shall deposit the sum of \$3,000 with the Los Angeles County Department of Regional Planning within 30 days of the approval date of this grant in order to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said department.
15. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or as shown on the approved plans.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

18. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. Inspections shall be made as provided in condition No. 10 to ensure compliance with this condition, including any additional inspections as may be necessary to ensure such compliance.
19. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
20. Provisions shall be made for all natural drainage to the satisfaction of the Los Angeles County Department of Public Works.
21. Within 60 days of the approval date of this grant, the permittee shall submit to the Planning Director for review and approval three copies of a revised Exhibit "A," similar to that presented at the public hearing and depicting the following: 1) the height of all fencing on the subject property, not to exceed 6 feet in height with a maximum of 3 feet 6 inches of solid wall; 2) a landscape table that depicts a minimum of 2 percent of the parking lot landscaped; 3) thirty-two on-site parking spaces, two of which shall be handicapped accessible, one handicapped van accessible; and 4) the required 15-foot rear yard setback. The subject property shall be developed and maintained in substantial compliance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
22. Within 60 days of the approval date of this grant, the permittee shall submit to the Planning Director for review and approval three copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described in condition No. 21. As the project is proposed to be constructed in two phases, the landscape plan shall show landscaping proposed for both phases. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities.
23. Prior to construction of the group homes, the permittee shall submit to the Planning Director for review and approval three copies of building elevations. The height of the group homes shall not exceed 32 feet above grade. The property shall be developed and maintained in substantial conformance with the approved elevations.

24. The applicant shall participate in and/or create and fund a neighborhood graffiti abatement program. Within 60 days of the approval date of this grant, the applicant shall submit to the Planning Director a summary of the proposed graffiti abatement program.
25. The permittee shall comply with all of the mitigation measures included in the attached Mitigation Monitoring Program and Project Changes/Conditions due to Environmental Evaluation.
26. The construction and operation of the six residential group homes shall be further subject to all of the following conditions:
 - a. The permittee will provide care and supervision to the residents (children) consistent with the definition of a children's group home in Section 22.08.070 of the Los Angeles County Code. The facility may provide 24-hour non-medical care and supervision to children in a structured environment, with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State of California. "Licensee" means the adult, firm, partnership, association, corporation, county, city, or other public agency having the authority and responsibility for the operation of the subject group home;
 - b. The permittee may not begin operation of the group home until the permittee has received the required licenses and approvals from the California Department of Social Services, Community Care Licensing Division, and the Los Angeles County Department of Children and Family Services;
 - c. The permittee will comply with all staffing, rules, regulations, and facility requirements established and regulated by the State of California Department of Social Services;
 - d. The permittee shall maintain a maximum of 30 employees on the largest shift;
 - e. The permittee shall not utilize more than two vehicles in the operation of the group home;
 - f. The permittee will maintain a minimum of 32 on-site standard automobile parking spaces including two handicapped accessible spaces, one of which shall be handicapped van accessible;

- g. All materials graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
- h. Project construction activity shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday; and 8:00 a.m. and 5:00 p.m., Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be on-site and restricted to areas that do not adversely affect residences located adjacent the subject property;
- i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. All light standards visible to the general public shall be consistent with the overall architectural style of the project with respect to design, materials, color, and color of light. Parking lot light standards shall not exceed 14 feet in height. Security lighting fixtures shall not project above the fascia or roofline of the building on which they are mounted;
- j. Youths at either the short-term or residential group home are not permitted to own or operate automobiles during their stay;
- k. The permittee shall comply with all conditions set forth in the attached Los Angeles County Department of Public Works letter dated August 8, 2002, or as otherwise required by said department; and
- l. The permittee shall comply with all conditions set forth in the attached Los Angeles County Fire Department letter dated August 13, 2002, or as otherwise required by said department.

Attachments:

Los Angeles County Department of Public Works letter dated August 8, 2002
Los Angeles County Fire Department letter dated August 13, 2002
Project Changes/Conditions and Mitigation Monitoring Program



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-4

August 8, 2002

TO: Frank Meneses
Zoning Permits Section
Department of Regional Planning

Attention Karen Simmons

FROM: Barry S. Witler *BW*
Transportation Planning Section
Land Development Division

CONDITIONAL USE PERMIT NO. 00-025

We have reviewed a revised site plan (dated July 30, 2002) submitted by the applicant for the subject case. This project is located in the Compton area in the vicinity of Gibson Avenue (15116 South Gibson Avenue) and Compton Boulevard. This case is for short-term residential group homes and residential group homes.

If this permit is approved, we recommend the following conditions:

1. Dedicate vehicular access right to Compton Boulevard.
2. Close any unused driveway with standard curb, gutter, and sidewalk.
3. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
4. Plant street trees on Gibson Avenue to the satisfaction of Public Works.
5. Repair any damaged improvements on Compton Boulevard and Gibson Avenue abutting the property to the satisfaction of Public Works.
6. Comply with the following street lighting requirements to the satisfaction of Public Works:

- a. Provide street lights on concrete poles with underground wiring on Compton Boulevard and Gibson Avenue. Street lighting plans must be approved by the Street Lighting Section.
- b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$18,000 and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed project including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements, and for any questions at (626) 300-4726.
- c. For acceptance of street light transfer billing, all street lights in the project, or the current phase of the project, must be constructed according to Public Works approved plans and energized for at least one year as of July 1 of the current year.
- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

HW:ca
MSW00-025

cc: Traffic and Lighting (Abdelhadi)



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Street
Commerce, California 90040

DATE: August 13, 2002
TO: Department of Regional Planning
Permits and Variances
SUBJECT: C.U.P. 00-25

LOCATION: 15116 South Gibson Ave

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 3000 gallons per minute for 3 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install 3 Public and/or — On-site and/or — Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA Standard C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Location: Fire hydrant locaitons are on file at our office. To receive copies, submit additional copies with a written request for hydrant locations per this specific C.U.P. Possible alterations to the fire hydrant requirements may occur during the plan review process with Los Angeles County Fire Dept. Engineering Section.
- ☒ Access: Proposed access is inadequate and shall be increased to a minimum width of 26' and extended to within 150' of all exterior walls of proposed structures, this measurement is drawn in the line of travel distance. Additionally, gated entrances shall provide a clear opening of 26' and shall be provided with an emergency override system for entry, eg. Knox system. Provide gated detail for approval.
- ☒ Special Requirements: Structures indicated as future development are inadequate with regards to our 150' access requirement. Buildings located at the South end of the property would require that access be extended to meet this requirement. Although the structures on Compton Ave side of the property share the same concern, installation of a few man gates (5' min.) would provide adequate access directly from Compton Ave. These gates would be labeled as emergency entry and could remain locked with approved locking devices.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Janna Masi

**PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION**

PROJECT No. CUP/ZC 00-25

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports by a Mitigation Monitoring Program (MMP).

Flood

The applicant shall submit a drainage concept to the Department of Public Works for review and approval prior to issuance of grading permits.

Water Quality

Upon completion of all tasks identified in the Work Plan approved by the Los Angeles Regional Water Quality Control Board (RWQCB), the applicant shall submit an investigation report including a corrective action plan to be approved by the RWQCB. A copy of the investigation report with the RWQCB approval letter shall be submitted to the DRP and Department of Toxic Substances Control (DTSC) prior to issuance of any grading permits. The applicant shall submit an affidavit committing to the completion of remedial action and site cleanup prior to issuance of any building permits.

The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.

The applicant shall comply with and implement all RWQCB requirements regarding VOCs and SVOCs including TCE, cis-1,2-DCE, and bis (2-ethylhexyl) phthalate, which exceed State or Federal MCLs.

Noise

Erect an 8-foot solid wall along the east property line. The east side of the wall will be faced with absorptive materials such as a 1-1.2 inch thickness of Tectum on furring strips or a 1 inch thickness of sprayed on Pyrok Acoustement. Or the wall itself can be made with SoundBlox which are sound absorbing structural masonry units.

Roof ceiling construction will be roofing on ½" plywood. Batt insulation will be installed in joist spaces. The ceilings will be one layer of 5/8" gypboard nailed direct.

All exterior walls shall be 2x4 studs 16-foot o.c. with batt insulation in the stud spaces. Exteriors shall be exterior plaster or stucco. The interiors shall be 5/8-inch gypboard.

All north, south, and east facing windows and glass doors in the residential building shall be STC 32 glazing.

All entry doors shall be 1-3/4 inch solid core flush wood doors with vinyl bulb weatherstripping on the sides and top. No glazing in entry doors.

No mail slots in the entry doors.

All optical viewing devices installed in the entry doors shall be the same thickness as the doors. The holes for these devices shall be sized so that there is not more than 1/16 inch clearance between the device and the door. The viewing device shall be installed in a film of non-hardening sealant that completely fills the clearance.

All ventilation openings in the exterior walls or roof/ceilings shall have approved acoustical baffles.

Mechanical ventilation shall be provided by forced air units and properly maintained according to manufacturer's recommendations.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Applicant

Date

☐ No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

MITIGATION MONITORING PROGRAM
PROJECT NO. 00-25

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Water Quality Upon completion of all tasks identified in the Work Plan approved by the Los Angeles Regional Water Quality Control Board (RWQCB), the applicant shall submit an investigation report including a corrective action plan to be approved by the RWQCB. A copy of the investigation report with the RWQCB approval letter shall be submitted to the DRP and Department of Toxic Substances Control (DTSC) prior to issuance of any grading permits. The applicant shall submit an affidavit committing to the completion of remedial action and site cleanup prior to issuance of any building permits.	Submittal and approval of the investigation report by the RWQCB and DRP	Upon completion of all tasks identified in the work plan.	Applicant	Regional Planning Los Angeles Regional Water Quality Control Board Public Works
The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.	Approval or waiver of NPDES permit. A copy of the said permit shall be submitted to DRP.	Prior to issuance of grading permit	Applicant	Regional Planning Los Angeles Regional Water Quality Control Board Public Works
The applicant shall comply with and implement all RWQCB requirements regarding VOCs and SVOCs including TCE, cis1,2-DCE, and bis (20ethylhexyl) phthalate, which exceed State or Federal MCLs.	Obtaining a letter of work plan completion from the RWQCB. A copy of the said letter shall be submitted to DRP	Prior to issuance of building permit	Applicant	Regional Planning Los Angeles Regional Water Quality Control Board Public Works
Noise Erect an 8-foot solid wall along the east property line. The east side of the wall will be faced with absorptive materials such as a 1-1.2 inch thickness of	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy	Applicant	Public Works Building and Safety

MITIGATION MONITORING PROGRAM
PROJECT NO. 00-25

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Tecturn on furring strips or a 1 inch thickness of sprayed on Pyrok Acoustement. Or the wall itself can be made with SoundBlox which are sound absorbing structural masonry units.				
Roof ceiling construction will be roofing on ½" plywood. Batt insulation will be installed in joist spaces. The ceilings will be one layer of 5/8" gypboard nailed direct.	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy	Applicant	Public Works Building and Safety
All exterior walls shall be 2x4 studs 16-foot o.c. with batt insulation in the stud spaces. Exteriors shall be exterior plaster or stucco. The interiors shall be 5/8-inch gypboard.	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy	Applicant	Public Works Building and Safety
All north, south, and east facing windows and glass doors in the residential building shall be STC 32 glazing.	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy	Applicant	Public Works Building and Safety
All entry doors shall be 1-¾ inch solid core flush wood doors with vinyl bulb weather-stripping on the sides and top. No glazing in entry doors.	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy	Applicant	Public Works Building and Safety
No mail slots in the entry doors.	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy	Applicant	Public Works Building and Safety
All optical viewing devices installed in the entry doors shall be the same thickness as the doors. The holes for these devices shall be sized so that there is not more than 1/16 inch clearance between the device and the door. The viewing device shall be installed in a film of non-hardening sealant	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy	Applicant	Public Works Building and Safety

MITIGATION MONITORING PROGRAM
PROJECT NO. 00-25

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
that completely fills the clearance.				
All ventilation openings in the exterior walls or roof/ceilings shall have approved acoustical baffles.	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy	Applicant	Public Works Building and Safety Regional Planning
Mechanical ventilation shall be provided by forced air units and properly maintained according to manufacturer's recommendations.	Delineate the said condition on the building plan.	Prior to issuance of certificate of occupancy. Routine periodic inspection.	Applicant	Public Works Building and Safety Regional Planning
Flood				
The applicant shall submit a drainage concept to the Department of Public Works for review and approval prior to issuance of grading permits.	Submittal and approval of a drainage concept	Prior to issuance of grading permit	Applicant	Public Works